

BK 0345 PG 0649

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between WILLIAM E. MCOWEN and AMY MCOWEN, husband and wife, Grantors, and JIM D. FORBUS and SARAH N. FORBUS, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 16, Oak Ridge Estates Subdivision, in Section 24, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Pages 10 and 11, in the office of the Chancery Clerk of DeSoto County, Mississippi.


TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

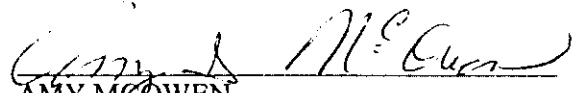
- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

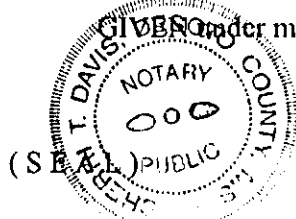
IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 5th day of November, 1998.


WILLIAM E. MCOWEN
AKA William E. Mcowen, III


AMY MCOWEN
AKA Amy S. Mcowen

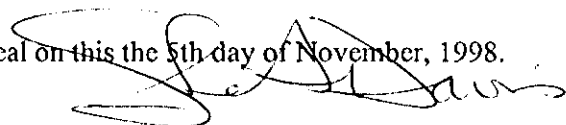
STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, WILLIAM E. MCOWEN and AMY MCOWEN, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 13, 2000
LOANED THROUGH NATIONAL NOTARY SERVICE



NOTARY PUBLIC

ADDRESS OF GRANTORS:
6765 SCENIC HOLLOW
WALLS, MISSISSIPPI 38680
Home: 781-0812
Work: 396-5500

ADDRESS OF GRANTEEES:
8905 OAK RIDGE
WALLS, MISSISSIPPI 38680
Home: 601-781-4734
Work: 601-395-4242

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 998-854